



21A Hawkeridge, Westbury, Trowbridge, BA13
4LA

Biodiversity Net Gain Design Stage Report



March 2026

All Ecology Ltd

Tel: 01453 374109

Email: info@allecology.co.uk

Web: www.allecology.co.uk

© ALL ECOLOGY 2026

Document Control

Site: 21A Hawkeridge, Westbury, Trowbridge, BA13 4LA

Title: Biodiversity Net Gain Design Stage Report

For: Nigel Bedford

Project Number: 2588

Document Version: 1.1

Document Date: 17th March 2026

Version	Date	Version Details	Prepared by	Reviewed by	Approved by
1.0	20/10/2025	-	JR	JG	JG
1.1	17/03/2026	Updated site plan	JR	JG	JG



England and Wales Office

All Ecology Ltd,
Haw Street,
Coaley,
Dursley,
Gloucestershire,
GL11 5AY.

Scotland Office

All Ecology Ltd,
Achadh Nan Geadh,
Upper Kilchattan,
Colonsay,
PA61 7YR.

Tel: 01453 374109
Email: info@allecology.co.uk
Web: www.allecology.co.uk

All Ecology is the trading name of All Ecology Ltd. Registered in England and Wales, Company Number 8306310

Notice to Readers:

The results of the survey and assessment work undertaken by All Ecology are representative at the time of surveying.

Every endeavour has been made to identify the presence of protected species on site, where this falls within the agreed scope of works.

The flora and fauna detailed within this report are those noted during the field survey and from anecdotal evidence. It should not be viewed as a complete list of flora and fauna species that may frequent or exist on site at other times of the year.

Up to date standard methodologies have been used, which are accepted by Natural England and other statutory conservation bodies. No responsibility will be accepted where these methodologies fail to identify all species on-site.

All Ecology cannot take responsibility where Government, national bodies or industry subsequently modify standards.

All Ecology cannot accept responsibility for data collected from third parties.

Reference to sections or particular paragraphs of this document taken out of context may lead to misrepresentation.

Contents

Contents	1
1.0 Introduction	2
Background	2
Site Location	2
Aerial Photograph	3
2.0 Methodology	4
3.0 Results	5
4.0 Conclusion	7
Biodiversity Offsetting	7
5.0 References	8
6.0 Plans	9
Plan 1 – Proposed Site Plan - Full resolution landscape plan provided separately.	9
7.0 Appendices	10
Appendix 1 – Statutory Biodiversity Metric Calculation Tool	10
Appendix 2 – Baseline Habitat Condition Assessments	10
Appendix 3 – UKHab Baseline Habitat Plan	10

1.0 Introduction

Background

- 1.1 In March 2026, All Ecology was commissioned to produce a Biodiversity Net Gain Design Stage Report of a site known as 21A Hawkeridge, Westbury, Trowbridge, BA13 4LA. The site comprises a residential dwelling, with an associated garden that extends towards the north, two sheds and a green house. There is an associated driveway to the east of the house. The site is enclosed by hedges and fencing.
- 1.2 The site is the subject of a planning application to permit the demolition of the house to erect six new residential dwellings with associated access, gardens and driveways.
- 1.3 The Biodiversity Metric Calculation Tool is used to calculate the biodiversity value of a site before and after development and then calculates if the development is likely to cause a loss or gain to biodiversity. It will also calculate the amount of compensation the site may need in the form of Biodiversity Offsetting.

Site Location



Figure 1: Site location plan.

Aerial Photograph



Figure 2: Aerial view.

2.0 Methodology

- 2.1 The Biodiversity Impact Assessment Calculator was provided by Defra. The Statutory Biodiversity Metric, published in November 2023, provides developers, planners, land managers and others with a robust but simple tool to account for the value of nature and better understand how development and land management change will impact on its value over time.
- 2.2 The DEFRA Metric uses UKHab habitat definitions translated from JNCC Phase 1 habitat definitions where required, and the Natural England Hedgerow Impact Assessment Guide to calculate the overall scores for habitats and linear features on site and determine net gain/net loss. The User Guide to Defra's Statutory Biodiversity Metric and the supporting Technical Supplements were followed for accurate data entry into the calculator.
- 2.3 The habitats and linear features were originally identified on site during a Preliminary Ecological Appraisal of the site. This included full habitat descriptions and photographs. Areas and lengths of the current habitats and linear features were determined using Google Earth and topographical surveys. The proposed site plans were used and measured to determine retained and new habitats for the site and to look for opportunities for enhancement.

3.0 Results

Habitats to be retained, enhanced, created or lost

- 3.1 The proposed creation of the new housing development will require the removal of 0.021 ha of existing buildings, 0.0302 of existing hardstanding, 0.3264 ha of modified in poor condition, and 17 small, 4 medium and 1 large tree will be removed, resulting in 0.1709 ha of individual trees to be lost. The development will result in the creation of 0.1225 ha of developed land; sealed surface for houses, associated hardstanding, parking, and the access road, 0.1842 ha of vegetated garden for private gardens and 0.0727 ha of Other neutral grassland in moderate condition for the Ecology Buffer. 18 small trees will be planted within the ecology buffer zone.
- 3.2 The entire south boundary native hedgerow (H5) will be lost. 0.016 km of the species-rich native hedgerow with trees on the north boundary (H1) will be lost (conifer section) with the remaining 0.045 km to be retained, and 0.016 km of the native hedgerow with trees on the west boundary (H3) will be lost with the remaining 0.061 km to be retained. The entire east boundary species-rich native hedgerow with trees and native hedgerow on the west boundary to the north (H2 and H4) will be retained. 0.016 km of native hedgerow (H6) will be planted in place of the lost hedgerow with trees on the north boundary.

Biodiversity Net Gain – Habitats

- 3.3 The site development, based on current and proposed habitat conditions, distinctiveness and areas, would result in a net unit change of **-1.36** units; this is a net percentage change of **-56.06%**.

Table 1: Habitat biodiversity net gain results (further detail in Appendix 1)

	Habitat Biodiversity Value
Baseline Units	2.43
Post-intervention Units	1.07
Net Unit Change	-1.36
Net Percentage Change	-56.06%

Biodiversity Net Gain – Hedgerows

- 3.4 The site development, based on current and proposed hedgerow conditions, distinctiveness and lengths, would result in a net unit change of **0.00** units; this is a net percentage change of **+0.26%**.

Table 2: Hedgerow biodiversity net gain results (further detail in Appendix 1)

	Hedgerow Biodiversity Value
Baseline Units	0.38

Post-intervention Units	0.38
Net Unit Change	0.00
Net Percentage Change	0.26%

4.0 Conclusion

Biodiversity Offsetting

- 4.1 The proposed development and proposed landscape will result in a habitat net percentage change of -56.06% and a hedgerow net percentage change of +0.26%. This is a loss of 1.936 habitat units with a deficit of 1.60 habitat units and 0.04 hedgerow units to achieve a 10% gain.
- 4.2 As a loss/no gain has been demonstrated, Biodiversity Offsetting will be required.
- 4.3 The developer would either need to find additional land to use for off-site offsetting or use an offsetting provider, who would use the results of the metric to understand how many units and habitats required to offset the net loss on site. In order to buy off-site units, the gain site must create and enhance habitat to meet the needs of the specific BNG requirements from the metric results or a site that has already started creating and enhancing habitat that meets the specific BNG requirements. The developer can buy off-site biodiversity units from:
- Directly from a landowner
 - From a habitat bank operator
 - Through a broker
 - From a Trading platform
 - From the LPA (If they provide this service)
- 4.4 Additional off-site land used by the developer or provided by an offsetting provider will need to be registered on the national biodiversity gain sites register before, or at the same time as, or after units are bought. A legal agreement will be required to secure a site for BNG and set out who will undertake the BNG creation, enhancement and management for 30 years. This applies to habitats on-site used for BNG which provide significant net gains on site and also off-site offsetting. Developers can choose off-site habitats which are already legally secured and registered, in which case these off-site habitats for not need to be legally secured again. If off-site habitats do not already have a legal agreement, the developer must enter a section 106 agreement before planning permission is granted.
- 4.5 As a last resort only, statutory biodiversity credits can be purchased from the credit sales service provided by Natural England which is a financial contribution which counts towards 10% BNG which is used to fund biodiversity enhancements across England. Prices are based on the cost to create, maintain and monitor different habitat types and there is a mark-up to prevent statutory credit prices undercutting the off-site market.

5.0 References

Department for Environment, Food and Rural Affairs (DEFRA) (2025), *Statutory Biodiversity Metric Calculation Tool*. [Online]. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> [accessed on 17th March 2026].

Department for Environment, Food and Rural Affairs (DEFRA) (2025), *Statutory Biodiversity Metric Condition Assessments*. [Online]. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> [accessed on 17th March 2026].

Department for Environment, Food and Rural Affairs (DEFRA) (2025), *Statutory Biodiversity Metric: User Guide*. [Online]. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> [accessed on 17th March 2026].

6.0 Plans

Plan 1 – Proposed Site Plan - Full resolution landscape plan provided separately.



7.0 Appendices

Appendix 1 – Statutory Biodiversity Metric Calculation Tool

See attached Excel spreadsheet

Appendix 2 – Baseline Habitat Condition Assessments

See attached Excel spreadsheet

Appendix 3 – UKHab Baseline Habitat Plan

See attached plan

